FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
8-249	ORLEANS		EAS.79

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
North Eastham

Address: 655 Massasoit Road

Historic Name: Bangs - Campbell House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1830, ca. 1905

Source: deeds, vital records, censuses

Style/Form: Federal/Cape Cod

Architect/Builder: Seymour Bangs, probable builder

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Garage, attached
Rental cottage
Bracketed shed

Major Alterations *(with dates)*:
Dormers added to front, 20th c.
Porch added to rear, 20th c.
2-sty wing added, ca. 1905
Rear wing added, mid-20th c.
Garage & breezeway added, late-20th c.

Condition: good

Moved: no ☒ yes ☐ **Date:**

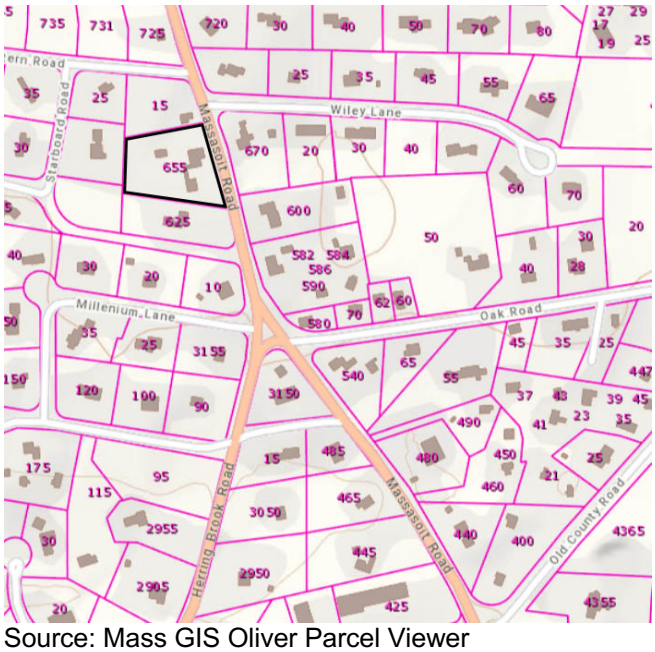
Acreage: 1.018

Setting: The property is situated north of a five-way intersection in the center of North Eastham with a number of 19th-century properties later subdivided for dense residential development.

Photograph

View from NE.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Bangs – Campbell House, built in ca. 1830, is a wood frame single dwelling with a three-quarters Cape Cod plan with various 20th-century additions that has had an impact on its traditional appearance. The historic section has a four-bay front façade with an off-center door corresponding with an imbalanced center-chimney plan. Exterior trim is restrained and does not express a strong association with the Greek Revival taste of the period with corner pilasters and roof-edge friezes of modest proportions. As was frequently the case in the 1830s, a residual preference for lighter and attenuated features from the earlier period was sustained even after the substantial Greek Revival treatments became popular. The front entrance and its simple transom are framed by attenuated pilasters and surmounted by a blank panel reaching up to the eave. Window have wide, layered trim influenced by the Greek Revival. Two pedimented dormers were added to the front roof in the 20th century. The end walls have two windows on the first story, one each for front and rear rooms, and attic windows in the gables. The rear window on the south end of the house is now a passageway into a two-story, gable roof addition four bays wide recessed back from the front of the house. The front of the wing contains all windows; the south gable end also is four bays wide but has a doorway on the first story. This wing was added in the early 20th century to accommodate summer borders. It has a chimney on the rear wall indicating the location of a kitchen. A one-story cross-gable wing on the rear of the addition appears to have been constructed later. Still later in the 20th century, a large garage was built southwest of the house and linked to the rear of the one-story ell via a breezeway. A small rental cottage on the north side of the property was constructed in the late 1900s. Next to it is a small shed with a bracketed cornice and may be a salvaged building from an earlier era. The one-acre parcel is open and landscaped with lawn and specimen plantings; treelines distinguish the boundaries.

HISTORICAL NARRATIVE

No deeds establish the origin of this house, but it was probably built about 1829-30 on land belonging to Scotter and Phebe Knowles Cobb.[1] In 1829 their oldest child Anna (1809-1900) married carpenter Seymour Bangs (1807-92), and the 1830 census clearly places the couple in their own household, with a young male child, just after the household of Anna's parents. Born in Harwich, Seymour Bangs was one of three children of Seymour and Bethiah Bangs of Harwich. He came to Eastham early in life with went whaling with Captain Scotter Cobb of Eastham in the schooner *Belvedier*, which was briefly taken by pirates. He then turned to carpentry and learned the trade from Josiah Whitman of Wellfleet. Bangs worked as a master mechanic for the Eastern Railroad in Boston before returning to Eastham as a builder, "and the many houses erected by him in this town are monuments to his skill as a master workman," according to one Cape newspaper. In 1840, again enumerated just after the Scotter Cobb household, Bangs was in a household of seven persons, and by 1850 he is listed in North Eastham with $492 in real property. His wife and their three children—John H., Mary C. B., and Scotter P., born between 1829 and 1837—were listed with him in the house, and the 1858 Eastham map attaches the name "S. Bangs" to the house on this site.

The 1860 census describes Seymour Bangs as a master carpenter with $500 in real property, and by then son Scotter P. Bangs was also a master carpenter and living at home with his wife Julia Nickerson Bangs, whom he married in 1857, and their daughter Louisa, born in 1858. By 1864 Scotter Bangs had moved to Chelsea, and he and his older brother John H. were ferry toll men there in 1870 and shared a household with their nephew, store clerk Abbott Foster Cobb, son of Anna Cobb's youngest brother Elijah E. K. Cobb (1830-53). By 1880 Seymour and Anna Bangs lived alone in the 655 Massasoit Road house. Bangs died in 1892, and his widow Anna Cobb Bangs died in 1900; only six weeks later Scotter Bang's wife Julia also died. Though no deed documenting a transfer from Seymour or Anna Bangs to their son Scotter has been located, Scotter was apparently living in the house by 1900 with a sister-in-law. He died in 1902, and in his will, he left his estate to Julia A. Gill and named her husband James Y. Gill the executor. In 1903 Gill sold 655 Massasoit Road to Cyrus N. Campbell of Boston. In April 1904 the

[1] The earliest recorded deed of North Eastham property to Seymour Bangs dates to 3 September 1847 (BCD 42:308), when Barnabas K. Mayo sold him 2.33 acres adjoining "the Camp Meeting Corporation" land on the north and passing the house of Scotter Cobb along the highway, but censuses indicate that Bangs was living in this neighborhood well before 1847.

Barnstable Patriot reported that "Mr. Charles [sic] Campbell and family, from Boston, arrived here Friday to take possession of their summer residence, purchased from the estate of S. P. Bangs."[2]

Cyrus Newton Campbell (1862-1933) was a Boston hotel proprietor and a native of Minnesota. He was living in Lynn and working as a salesman when he married Nellie Frances Avery (1864-1931) of that city, and by 1891 the couple and their infant son Charles Newton Campbell were living in Boston. Campbell and another were partners in the management of the Merrimac House, Diman's Hotel, Palace Hotel, Hotel Jewell, and the Model Lodging House in 1899, and he also worked at a stockbroker. In 1900 Campbell and his wife ran a lodging house in Boston with nineteen lodgers. By 1910 the census listed the Campbells in North Eastham with their son and Nellie Campbell's brother, sister-in-law, and mother. In 1911 Campbell acquired 590 Massasoit Road (EAS.778) as well and sold it the next year to his son Charles, who had just married Marion Louise Sullivan, a Bermudian and the daughter of Herbert M. and Christine Sullivan, in North Eastham. The 1920 census describes Charles Campbell as a truck farmer, and the couple had children Charles Newton Jr., C. Herbert, and Beverly. The 1929 Eastham directory shows Charles Campbell as a farmer on Massasoit Road and his father as a summer resident on Massasoit Road.

In 1934, less than a year after her husband died, Nellie F. Campbell defaulted on the mortgage the couple had taken out with Cape Cod Trust Company, and the bank held onto the property until June 1937, when it was sold to Rose L. Bresnahan, whose family continued to own it in 2020.[3] Rose McCarthy Bresnahan, born in 1900, was living in Framingham with her widowed mother Ann in 1930. She had by then married James Dennis Bresnahan, born in Boston in 1902 and then working as a traveling golf supplies salesman. By 1940 James and Rose Bresnahan had moved to Wellesley, where James worked for United States Chemical Company in Boston, and the couple had four children—James, Edward, John, and Kathleen—between 1928 and 1935.

In 1952 Rose Bresnahan created a 22-lot subdivision called Ship's Lantern Village on the former Methodist camp meeting ground. The 655 Massasoit Road house stood on Lot 2, and the other lots ranged from 17,000 to 22,000 square feet each along new roads named Ship's Lantern, Portside, and Starboard Roads and Anchors Way. James D. Bresnahan died in 1979 and Rose in 1992. In 1995 her daughter and estate executor Kathleen transferred title to 655 Massasoit Road to herself, and after her death in 2002 her brother Edward J. Bresnahan became owner of the property in trust.[4]

BIBLIOGRAPHY and/or REFERENCES

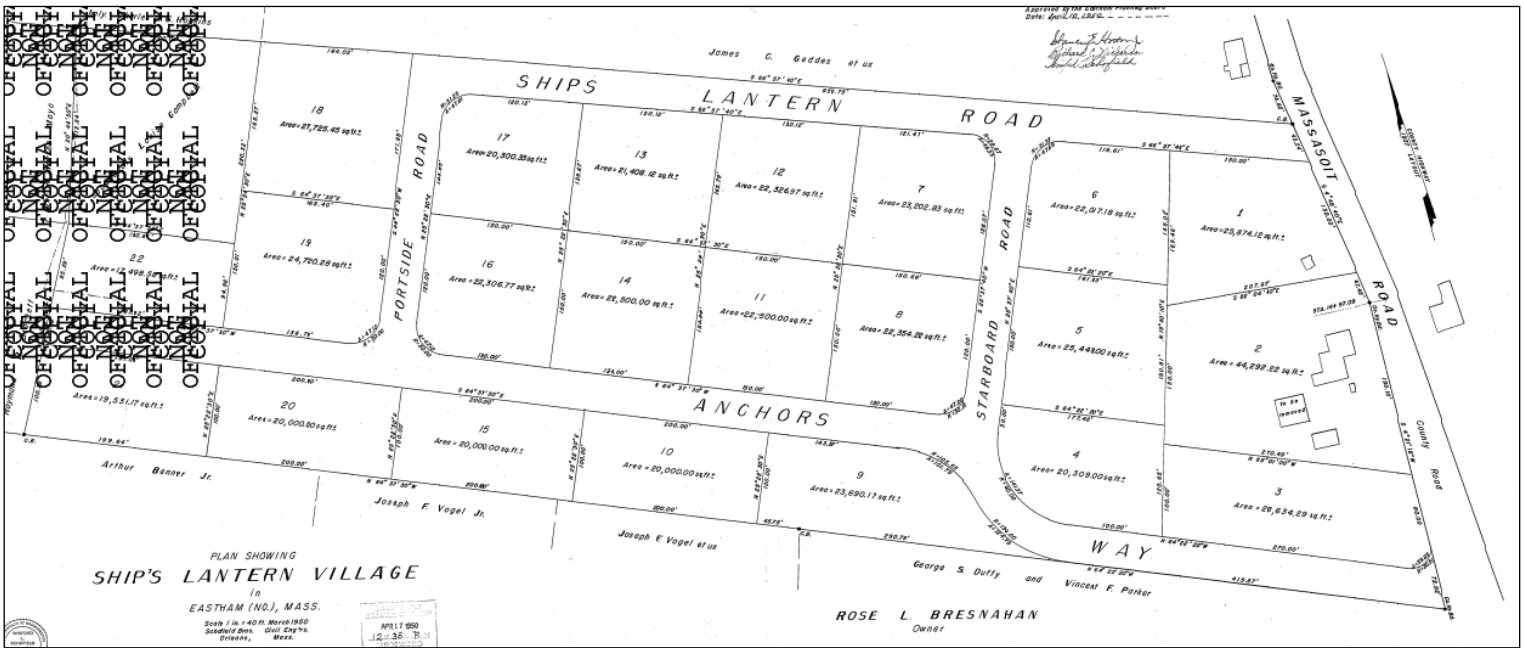
Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.
Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive, https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home.
Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.
Dunham's 1929 Eastham (Mass.) Street Directory.
Town of Eastham Tax Commitment Books. 1902-57.
Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society, 1968.
Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.
Paine, Josiah. "Early Settlers of Eastham: Containing Sketches of All Early Settlers of Eastham." *Library of Cape Cod History and Genealogy*, nos. 32 and 33. Yarmouthport, MA: C. W. Swift, 1914 and 1916.
Resident and Business Directory of Cape Cod, Massachusetts, 1901. South Framingham, MA: A. E. Foss Publishing Co., 1901.
Schofield, Marilyn C., and Roberta Cornish. *Images of America: Eastham*. Charleston, SC: Arcadia Publishing, 2003.

[2] James Y. Gill, Wellfleet, executor will of Scotter P. Bangs, to James A. Warren, 4 August 1903, BCD 259:445; James A. Warren to James Y. Gill, Wellfleet, 8 October 1903, BCD 265:124; James Y. Gill, Wellfleet, to Cyrus N. Campbell, Boston, 15 December 1903, BCD 265:303 "North Eastham," *Barnstable Patriot*, 11 April 1904.
[3] Nellie F. Campbell, Boston, to Cape Cod Trust Company, Harwich, 2 August 1934, BCD 503:360; Cape Cod Trust Company, Harwich, to Rose L. Bresnahan, 19 June 1937, BCD 527:414.
[4] Kathleen A. Bresnahan, executor will Rose L. Bresnahan, to Kathleen A. Bresnahan, 25 April 1995, BCD 9655:328; Edward J. Bresnahan, individually and as executor estate Kathleen A. Bresnahan, to Edward J. Bresnahan, trustee E&M Realty Trust, 30 April 2003, BCD 16896:341; Edward J. Bresnahan, trustee E&M Realty Trust, to Edward J. Bresnahan, trustee Edward J. Bresnahan Living Trust, 2 July 2005, BCD 20051:145; Edward J. Bresnahan, trustee Edward J. Bresnahan Living Trust, to Edward J. Bresnahan, 6 January 2016, BCD 29451:120; Edward J. Bresnahan to Edward J. Bresnahan, trustee Edward J. Bresnahan Revocable Trust, 6 January 2016, BCD 29451:124. The 655 Massasoit Road house is shown on Lot 2 of "Plan Showing Ship's Lantern Village in Eastham (No.) Mass., Rose L. Bresnahan Owner," March 1952, BCP 92:105.

MAPS

Rogers, Josiah, Elijah Knowles, and Simeon Kingman. A Map of Eastham. 1795.
Hales, John G. *Plan of Eastham and Orleans*. 1831.
Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co.,1858.
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.
Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTAL IMAGES



Rose Bresnahan's plan for Ship's Lantern Village, 1952 (BCP:105). It depicts 655 Massasoit Road and its outbuildings on Lot 2.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View from SE.

View from NE.

View from SE.